

# Roof Assembly

**Definition:** A structure that sits on top of a building and provides protection of the interior from the exterior elements as well as redirects the accumulation of precipitation from the roof surface to the ground or drainage system.

**Name** dome  
**Variants:**

**Most Common Materials:** asphalt shingles, slate, clay, concrete, rubber, built-up roofing, metal, wood, vinyl

**Most Common Components:** roof covering, drain, gutter, downspout, flashing, roof ventilation (if present), scupper, eaves, soffits, and fascia

## Location and Inspection of Roof Assembly

Abilities or Knowledge Needed:

- Visual acuity for location & inspection
- Mobility for access to all areas of the property
- Understanding of item's components

Tools for Location & Inspection

Useful: length measuring device

Required: none

Common Locations:

Outside: on top of building

How to Locate:

Visual Observation: Look vertically at the upper most point of a building structure's exterior.

Possible Deficiencies:

Deficiency 1: Roof drain, gutter, or downspout is clogged

Deficiency 2: Roof surface has standing water

Deficiency 3: Substrate is exposed

Deficiency 4: Roof assembly has penetrative hole

Deficiency 5: Roof assembly has surface damage

Deficiency 1:

Roof drain, gutter or downspout is clogged

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases likelihood of excessive or concentrated water or snow load on roof, which could cause collapse. Increases likelihood of standing water, a breeding ground for disease-carrying insects.
	Structural:	Increases probability of excessive concentrated water or snow load on roof causing collapse.
	Public Perception:	Indicates poor quality of property.
	Cost:	Repair is significant enough to incur capital cost.
Health and Safety:	Standard:	This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 day.
How to Inspect:	Visual Observation:	Look at roof drain, gutter, or downspout for ponding water or evidence of clogging such a debris, lead leaves, or soil.
Record deficiency if:	debris is limiting the ability of water to drain OR an area of approximately 25 sq. ft. of ponding water is located above the drain.	

Deficiency 2:

Roof surface has ponding water not near drain or scupper

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases likelihood of excessive or concentrated water or snow load on roof, which could cause collapse. Increases likelihood of standing water, a breeding ground for disease-carrying insects.
	Structural:	Increases probability of excessive concentrated water or snow load on roof causing collapse.
	Cost:	Repair is significant enough to incur capital cost.
Health and Safety:	Standard:	This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.
How to Inspect:	Visual Observation:	Look to see if building has a flat roof. If not, disregard this deficiency. If so, continue these steps.  Look for ponding water on roof that isn't located above drain or scupper.
Record deficiency if:	water ponding in area approximately 25 sq. ft. or greater on a flat roof surface not near drain or scupper.	

### Deficiency 3:

### Substrate is exposed

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases likelihood of water infiltration through exposed substrate leading to mold or mildew growth.
	Structural:	Increases probability of water infiltration which could compromise structural integrity.
	Public Perception:	Indicates poor quality of property.
	Cost:	Repair is significant enough to incur capital cost
Health and Safety:	Standard:	This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.
How to Inspect:	Visual Observation:	Look at surface of roof for evidence of exposed substrate such as missing or damaged shingles, tiles, or membrane.
Record deficiency if:	any amount of substrate is exposed.	

## Deficiency 4:

## Roof assembly has penetrative hole

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases likelihood of water infiltration causing mold or mildew. Increases likelihood of infiltration. Increases likelihood of electrical system damage and resulting fires.
	Public Perception:	Indicates poor quality of property.
	Cost:	Repair is significant enough to incur capital cost
Health and Safety:	Standard:	This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.
How to Inspect:	Visual Observation:	Look at roof's soffits, eaves, fascia, and roof deck for holes—both intentional and unintentional—that penetrate completely through the component's material.
Record deficiency if:	penetrative unintentional holes are found or intentional holes are found and are not covered by vents or screens.	

## Deficiency 5:      Roof assembly has surface damage

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases the likelihood of lead poisoning due to children encountering paint residue or flakes on ground while at play if paint is pre- 1978.
	Public Perception:	Indicates poor quality of property.
	Cost:	Repair is significant enough to incur capital cost.

Health and Safety	<b>Standard:</b>	<b>This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.</b>
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How to Inspect:	Visual Observation:	Look at roof's perimeter soffits, eaves, fascia, and roof deck for surface damage.
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Record deficiency if:	surface damage not penetrating through the component material is present.
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